



**MEMORANDUM**

**Planning Division – PZ Memo No. 16-083**

**DATE:** NOVEMBER 2, 2016

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR  
KEVIN MAYO, PLANNING MANAGER *KH* *JK*

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:** APL16-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT/DVR16-0020/PPT16-0015 ALTITUDE

**Request:** Area Plan Amendment to the Chandler Airpark Area Plan from Rural Residential with a Transitional Overlay Zone to Low-Density Residential, and rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for single-family residential, with Preliminary Development Plan (PDP) approval for subdivision layout and housing product and Preliminary Plat (PPT) approval for a 10.05-acre, 31-lot single-family residential subdivision

**Location:** South of the southwest corner of Cooper and Queen Creek roads

**Applicant:** Chris Clonts; CalAtlantic Homes

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval of the Area Plan Amendment, Rezoning, Preliminary Development Plan, and Preliminary Plat, subject to conditions.

**BACKGROUND**

The 10 acre site is located south of the southwest corner of Cooper and Queen Creek roads, and positioned between various residentially zoned properties. Along the site's northwest boundary are the Maderas single-family residential subdivision, which is currently under construction, and four parcels zoned AG-1, with two homes on two of the four properties. South of site is the location of the future Nightingale Lane, a 15' private access easement, and properties within the jurisdiction of the County.

The request is to amend the Chandler Airpark Area Plan (CAAP) from Rural Residential with a Transitional Overlay Zone, allowing for a density of 0-1.5 dwelling units per acre, to Low-Density Residential allowing for 1.6-3.5 dwelling units per acre, and rezoning from AG-1 to PAD for single-family residential with PDP approval for subdivision layout and housing product. With 31-lots, the development provides a density of 3.22 dwelling units per acre. The site is rectangular in shape within a short frontage along Cooper Road, resulting in a single point of access and cul-de-sac layout terminating into the subdivision's outdoor amenity area. Homes flank both sides of the cul-de-sac. An emergency access drive is provided midway along the southern portion of the subdivision. The emergency access drive also provides an area for a sewer line to be stubbed out to the future Nightingale Lane.

Six single-story housing plans are provided. Square footage of the homes range in size from 2,300 square feet up to 2,800 square feet. Two lots sizes are provided throughout the subdivision with an 8,190 square foot lot and an 8,820 square foot lot. Three plans provide forward facing garages, and three plans have forward facing garages with side-loaded garages. Four elevation types will be provided in the community, however, only three elevations are provided per plan.

#### **AREA PLAN AMENDMENT**

The CAAP is bounded by Pecos Road, Arizona Avenue, and Gilbert and Ocotillo roads. The site is designated as Rural Residential with a Transitional Overlay Zone designation in the area plan; the request is to amend the area plan to Low-Density Residential. The immediate area is predominantly designated as Rural Residential; however, the larger area beyond the site and adjacent properties is designated as Low-Density Residential. As development occurs adjacent to rural designations, it becomes important to ensure that proper transitioning is provided between the proposed developed properties and those still maintaining an agricultural zoning designation. In this case, the development team has looked at how the homes adjacent to the agricultural properties along the northeast portion of the site relate to the adjacent agricultural property. The design team has provided a deeper rear yard setback for lots 1-8, providing a 35' rear setback relating to the 40' rear setback required in the Agricultural zoning district. Buffering between the site and the southern property is provided with the future development of Nightingale Lane.

#### **AIRPORT COMMISSION**

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process at their October 12, 2016 meeting. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that the proposed development does constitute a conflict with existing and/or planned airport uses. While a non-residential use or maintaining the current rural residential density cap is preferred, various physical and administrative corrective actions were recommended for mitigation.

Physical corrective actions included noise attenuation construction within the residential units, a roadway style sign indicating the presence of low flying aircraft, and the incorporation of aviation themed elements.

Administrative corrective actions includes the requirement of significant disclosure statements to be signed by prospective owners indicating the proximity to the airport, heliport, aircraft engine



repair and testing facility, and the potential impact from aviation noise and vibrations, a disclosure statement on the final plat, disclosures included in the Subdivision Public Report, and an avigation easement being dedicated to the City of Chandler. Finally, a large map shall be displayed within the sales office identifying the proximity of the development to the airport including the noise contours, and over flight patterns. A copy of the Airport Manager's report detailing the Airport Commission's recommendation is attached to this memo.

It should be noted that the design team met with the Airport Administrator early in the review process to discuss how the development could visually relate to the airport. As a result of that conversation, the design team has incorporated a number of aviation themed elements including: the entry gate incorporating cables reflecting the design off a bi-plane, the monument sign reflecting a plane's tail fin, the picture of a plane incorporated into the entry gate, and propeller design element in the outdoor amenity area.

### **DISCUSSION**

Planning Staff supports the Area Plan Amendment, Rezoning, and PDP requests citing that the development has integrated a number of aviation themed design elements, which strongly ties the development to the airport. Additionally, the design team has been cognizant of the site's proximity to the immediate agricultural area providing items that encourages compatibility with the properties to the south and north. Lastly, where homes within the development are adjacent to agricultural properties, sufficient transitioning has been provided between the homes and the agricultural properties.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 31, 2016. Approximately 16 neighbors attended and were all from the southern side of the future Nightingale Lane. While no neighbors expressed opposition to development, there were concerns expressed about design elements as outlined below.

Concerns expressed involved providing an 8' screen wall along the southern boundary, location of the emergency access area and how it is used (concern of anybody using it at any time) and its proximity to existing power poles, traffic along Nightingale Lane and the private access easement, and the ability for vehicles to turn around at the end of the development. Following the neighborhood meeting Planning Staff met with the neighbors to discuss the concerns, and met with the applicant and concerned neighbors at the site.

The applicant has agreed to provide an 8' wall along the southern property line to provide additional privacy to the neighbors. Planning Staff explored options to relocate the emergency access, but since the sewer stub has to be located in the current configuration it was best to leave the emergency access and sewer stub roughly midway through the site. Neighbors were concerned with visibility through the emergency gate, resulting in the developer agreeing to provide a tight knit mesh design to inhibit clear visibility through the gate. The neighbors expressed a lot of concern regarding the use of their private access easement as traffic has increased due to satellite maps indicating that Nightingale Lane is a

through street. This has resulted in an increase in postal trucks, refuse trucks, and even 18-wheelers driving down Nightingale Lane and finding that it is not a through street. As a result of this, the developer has agreed to redesign some of the retention at the southwest corner of the site and providing an area for a vehicle to make a three-point turn. Unfortunately, the concern could be increased as the City is currently designing the future improvement for the widening of Cooper Road. In an effort to address the concerns, the developer met with our traffic division, resulting in the developer agreeing to provide a standard crash gate (for emergency access) and a 3' by 3' diamond sign stating not a through street. The homeowners have the option to locate a gate across their private access drive. Lastly, as many of the property owners on Nightingale Lane have trailers associated with agricultural uses a concern was expressed requesting that no landscaping be provided along the future Nightingale Lane that the developer is providing as they would not want the landscaping to potentially get damaged. Staff and the developer have agreed that no landscaping will be provided in the tract area. Exhibits reflecting the work with the neighbors and staff are attached; however, minor modifications may occur as the designs will be further reviewed once improvement plans are submitted.

- Other than the concerns expressed above, Planning Staff is not aware of any opposition to the request.

## **RECOMMENDED ACTIONS**

### **Area Plan Amendment**

Planning Staff recommends Planning Commission motion to recommend approval of APL16-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT.

### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0020 ALTITUDE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Altitude", kept on file in the City of Chandler Planning Division, in File No. DVR16-0020, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The



aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.
7. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
8. The following stipulations shall be the responsibilities of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler:
  - a) Prior to any lot reservation or purchase agreement, any and all prospective homebuyers shall be given a separate disclosure statement, for their signature, fully acknowledging that this subdivision lies within the Chandler Municipal Airport Impact Overlay District, as specified in the Chandler Zoning Code. The disclosure statement shall acknowledge the proximity of this subdivision to the Chandler Airport and that an avigational easement exists and/or is required on the property, and further, shall acknowledge that the property is subject to aircraft noise and overflight activity. This document signed by the homebuyer shall be recorded with Maricopa County Recorder's Office upon sale of the property.
  - b) The subdivider/homebuilder/developer shall also display, in a conspicuous place within the sales office, a map illustrating the location of the subdivision within the Airport Impact Overlay District, as well as the noise contours and overflight patterns, as identified and depicted in the document entitled Chandler Municipal Airport, F. A. R. Part 150, Noise Compatibility Study, Noise Compatibility Program, Exhibit 6A (Potential Airport Influence Area), as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98). Such map shall be a minimum size of 24" x 36".
  - c) Compliance with this condition shall be demonstrated by the subdivider/homebuilder/developer by submittal of a signed affidavit and photograph that acknowledges this disclosure and map display prior to beginning any sales activity. Failure to comply with this condition will result in revocation of the Administrative Use Permit for the temporary sales office. All requirements as set forth in this condition are the obligation of the subdivider/homebuilder/developer and shall not be construed as a guarantee of disclosure by the City of Chandler.

November 2, 2016

- d) The above referenced information shall also be included within the Subdivision Public Report to be filed with the State of Arizona Department of Real Estate, as required by Arizona Revised Statute 28-8486 and Arizona Revised Statute 28-8464.
  - e) The subdivider/homebuilder/developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
  - f) All homes and buildings shall be designed and built to achieve an interior noise level not to exceed 45 decibels (Ldn) from aircraft noise. A professional acoustical consultant, architect or engineer shall certify that the project's construction plans are in conformance with this condition.
  - g) The Final Plat shall contain the following statement on the cover sheet in a prominent location and in large text:

“This property is located within the Chandler Municipal Airport Impact Overlay District and is subject to aircraft noise and overflight activity, and is encumbered by an avigational easement to the City of Chandler.”
9. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
11. Prior to the time of making any lot reservations or subsequent sales agreements, the homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby existing ranchette and animal privilege properties that may cause adverse noise, odors and other externalities. The “Public Subdivision Report”, “Purchase Contracts”, CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to agricultural properties that have horse and animal privileges and shall state that such uses are legal and should be expected to continue indefinitely. This responsibility for notice rests with the homebuilder/lot developer, and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.



**Preliminary Development Plan**

Planning Staff recommends Planning Commission motion to recommend approval of Preliminary Development Plan DVR16-0020 ALTITUDE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Altitude", kept on file in the City of Chandler Planning Division, in File No. DVR16-0020, except as modified by condition herein.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. An eight-foot wall shall be provided along the southern boundary of the subdivision.
4. For lots 1-8 the rear yard setback for homes shall be 35-feet.

**Preliminary Plat**

Planning Staff recommends Planning Commission motion to recommend approval of Preliminary Plat PPT16-0015 ALTITUDE, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Area Plan Amendment**

Motion Planning Commission to recommend approval of Area Plan Amendment APL16-0004 CHANDLER AIRPARK AREA PLAN AMENDMENT, amending from Rural Residential with a Transitional Overlay Zone to Low-Density Residential, as recommended by Planning Staff.

**Rezoning**

Motion Planning Commission to recommend approval of Rezoning DVR16-0020 ALTITUDE, from Agricultural to PAD for single-family residential, subject to the conditions recommended by Planning Staff.

**Preliminary Development Plan**

Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0020 ALTITUDE, approval for subdivision layout and housing product, subject to the conditions as recommended by Planning Staff.

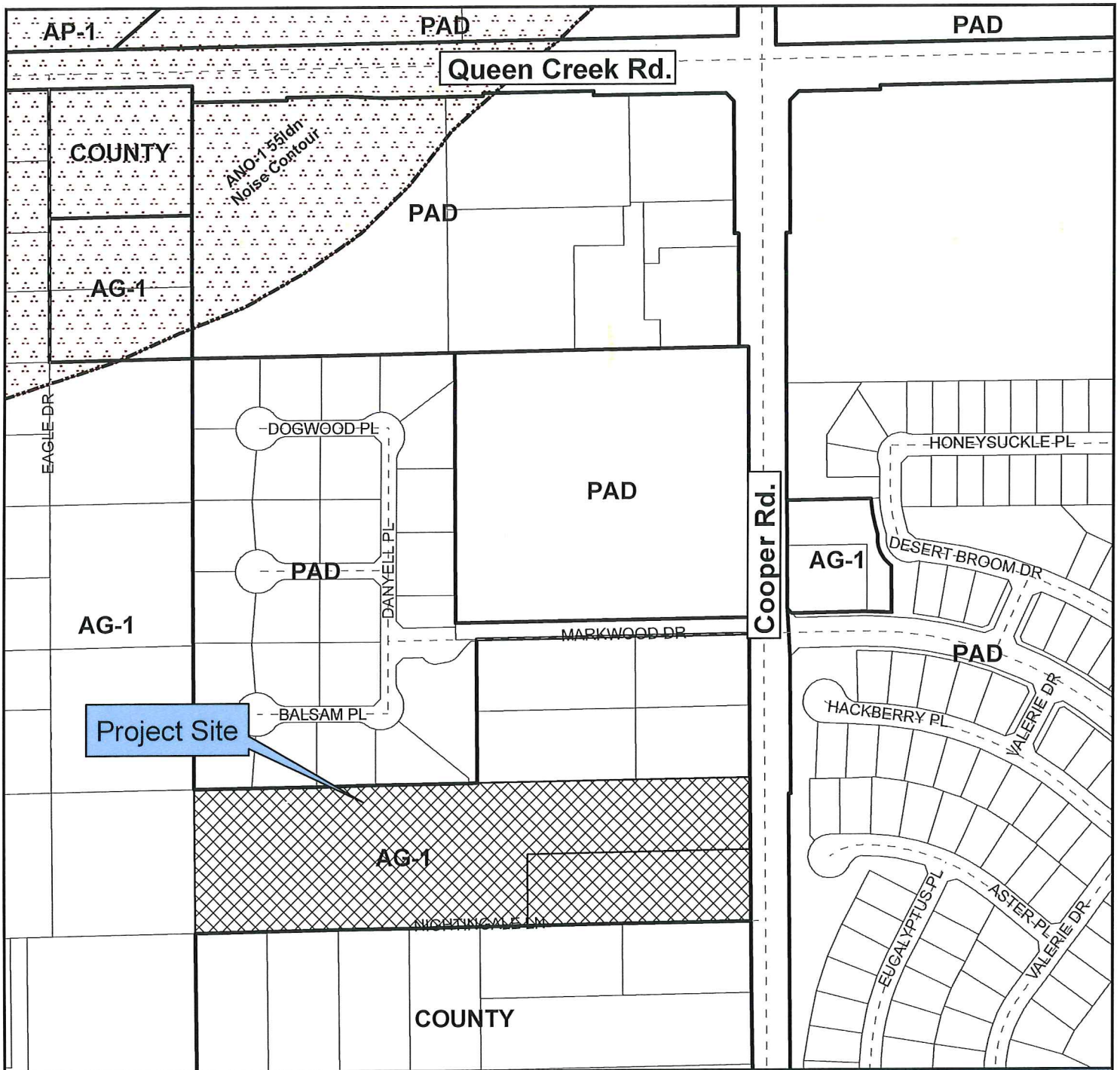
**Preliminary Plat**

Motion Planning Commission to recommend approval of Preliminary Plat PPT16-0015 ALTITUDE, approval for a 31-lot single-family residential subdivision, subject to the condition recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Current Area Plan Map
5. Proposed Area Plan Map
6. Representative Elevations
7. Representative Floor Plans
8. Airport Conflict Evaluation
9. Exhibits Responding to Neighborhood Concerns
10. Preliminary Plat
11. Development Booklet



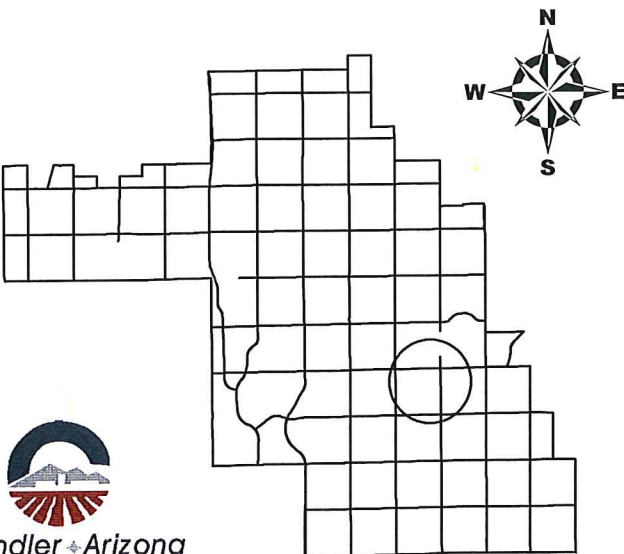


## Vicinity Map

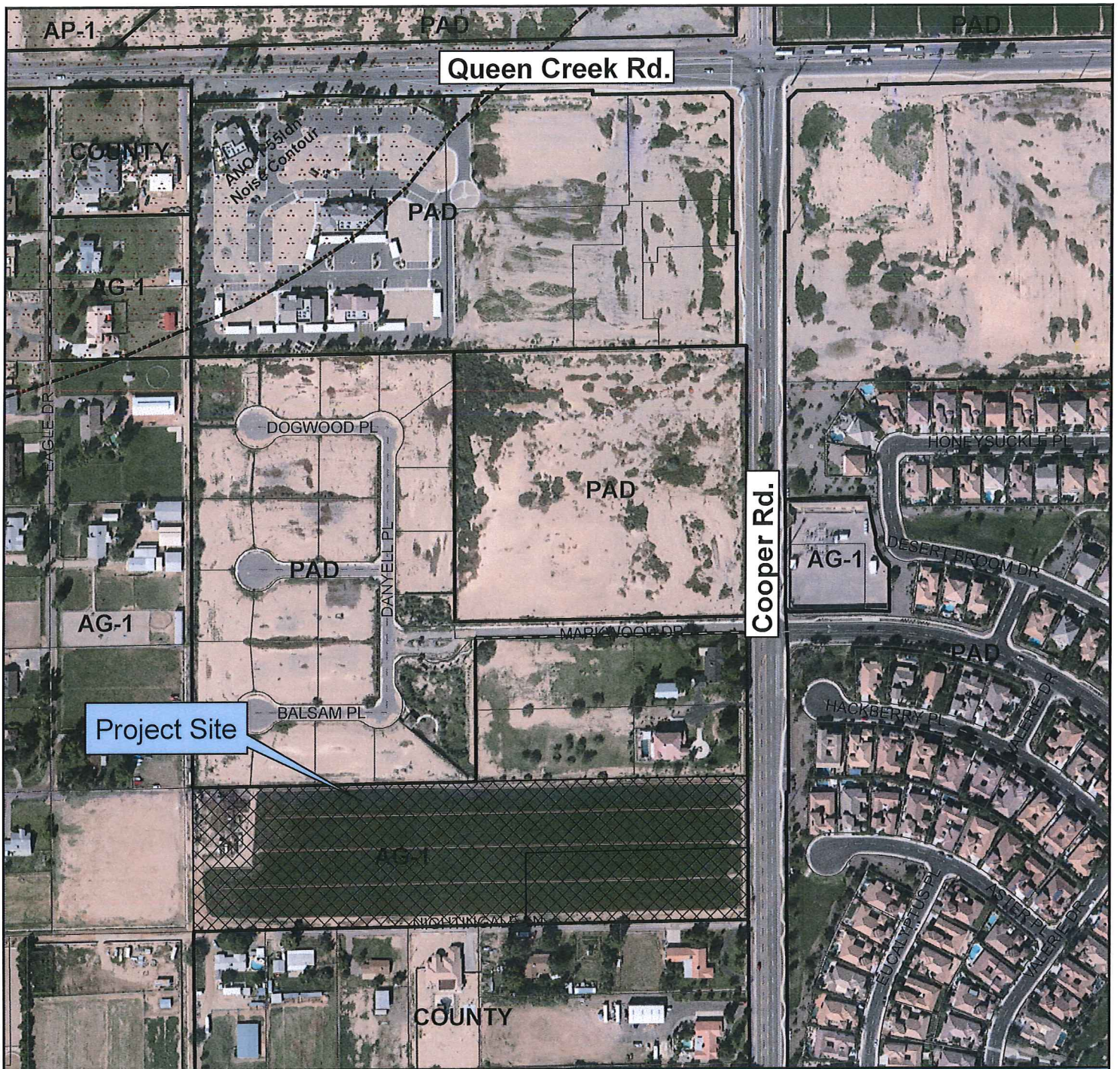


DVR16-0020

Altitude

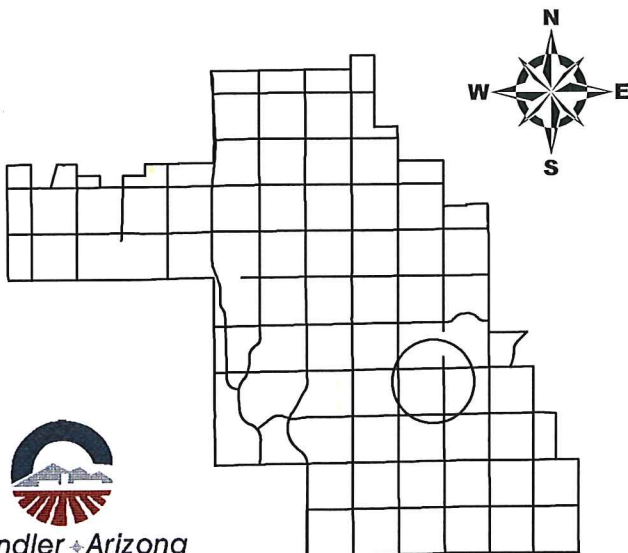






Project Site

## Vicinity Map



DVR16-0020

Altitude

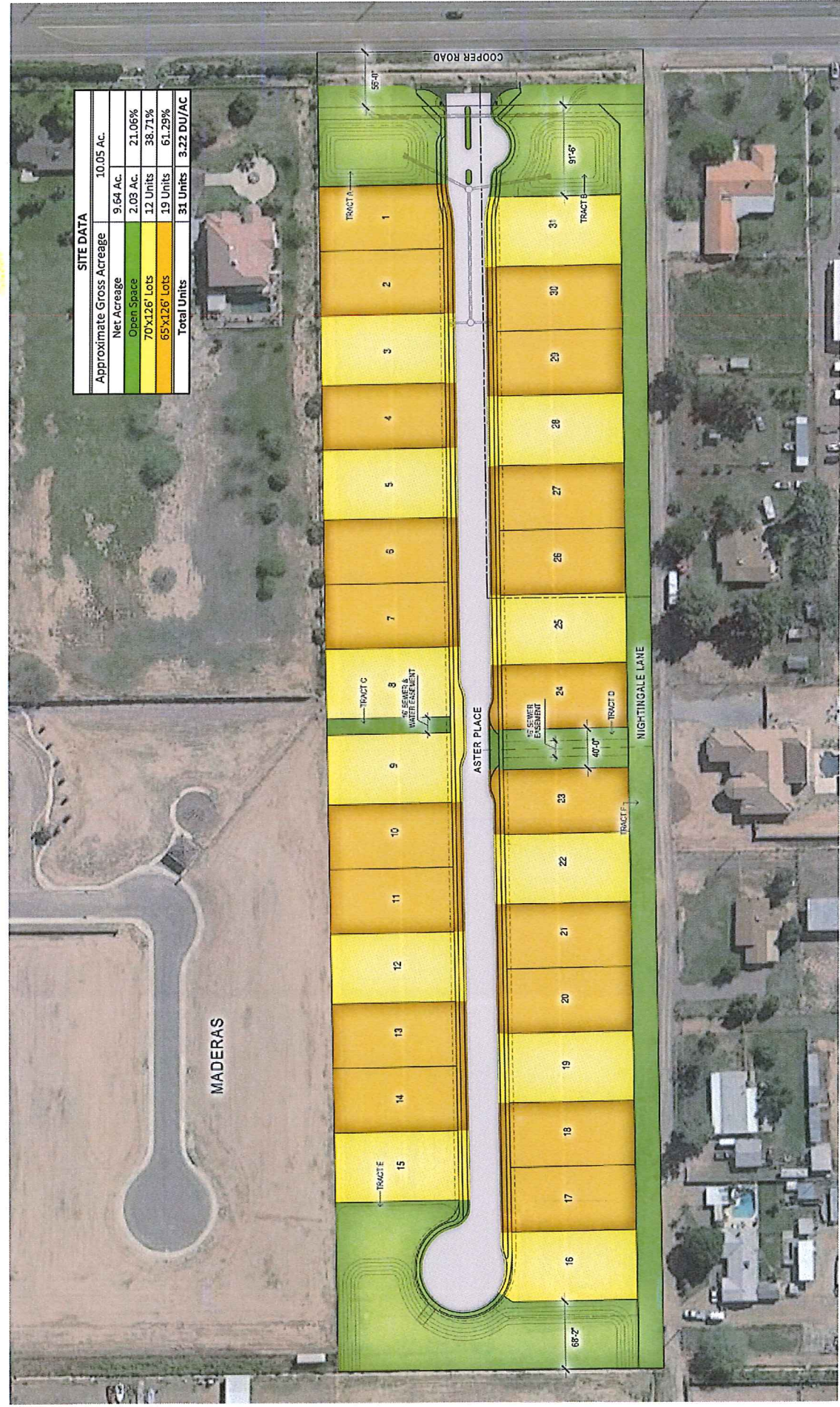


Chandler, Arizona  
Where Values Make The Difference

CITY OF CHANDLER 7/18/2016



EXHIBIT G: DEVELOPMENT PLAN





SITE DATA			
Approximate Gross Acreage	9.64 Ac.	10.05 Ac.	
Net Acreage	2.03 Ac.	21.06%	
Open Space	70'x126' Lots	12 Units	38.71%
65'x126' Lots	19 Units	61.29%	
Total Units	31 Units	3.22 DU/AC	



# EXHIBIT I: CONCEPTUAL LANDSCAPE PLAN

**LEGEND**

	65' x 126'
	70' x 126'

**Blaze**

— TURF RETENTION BASIN

100

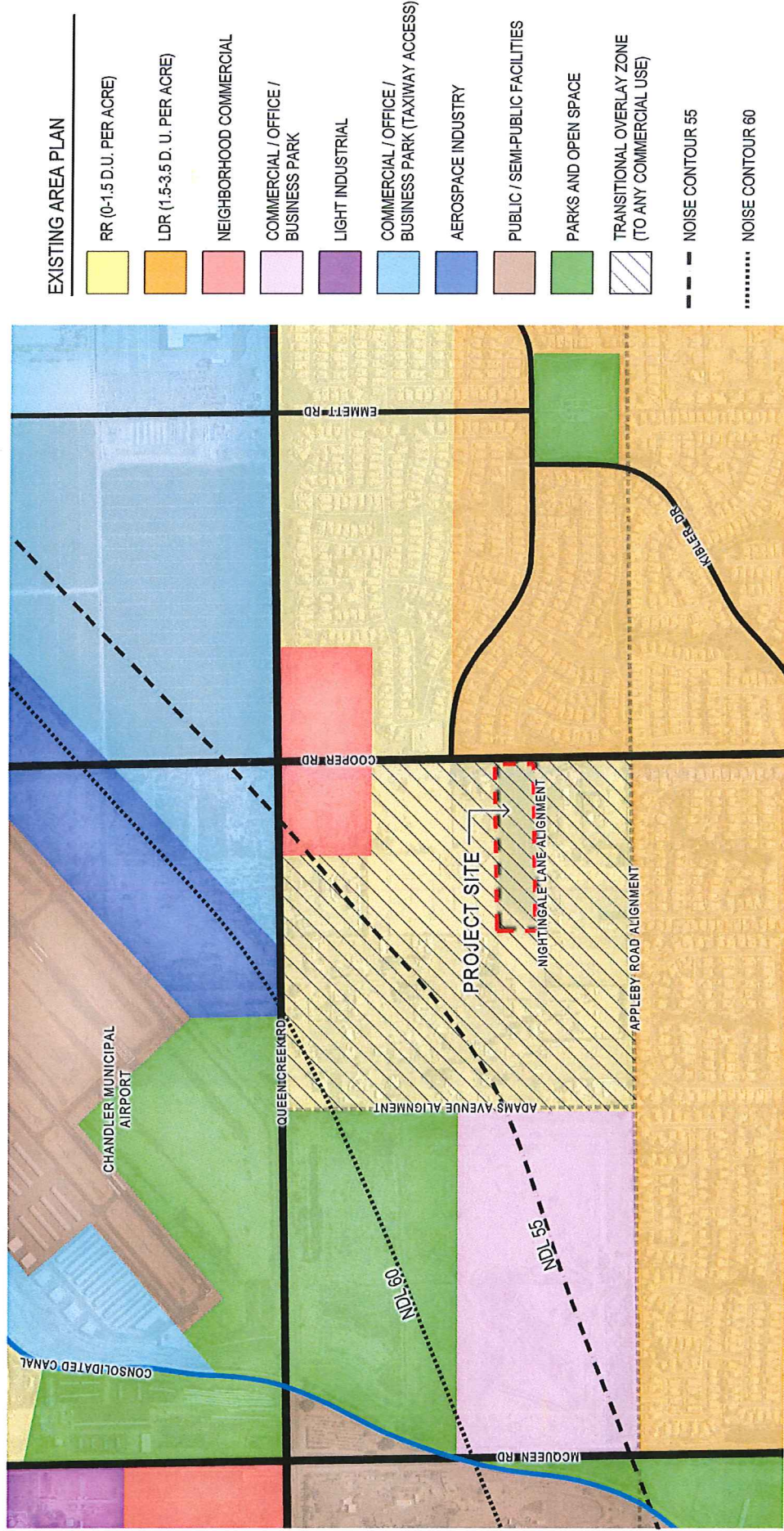
ASTED DIACE

# NIGHTINGALE LANE

EMERGENCY  
VEHICLE ACCESS

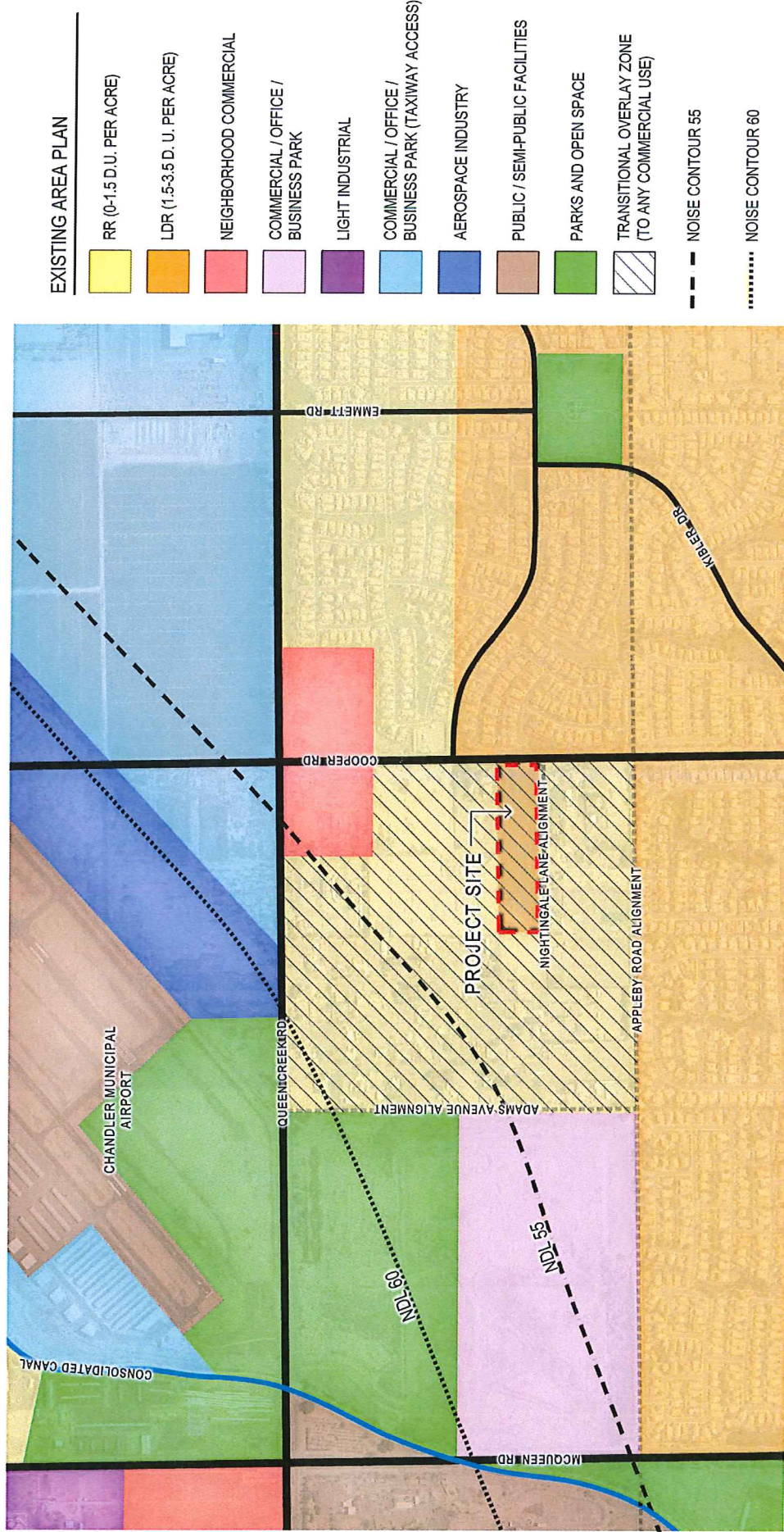


# EXHIBIT C: EXISTING AREA PLAN

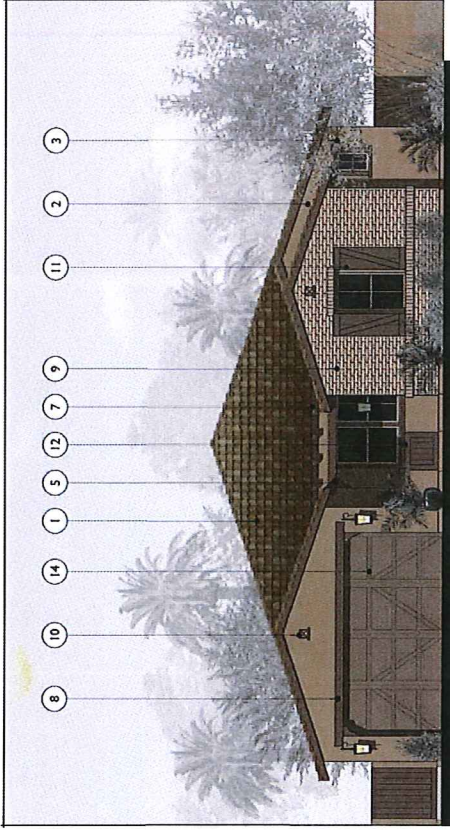




# EXHIBIT D: PROPOSED AREA PLAN





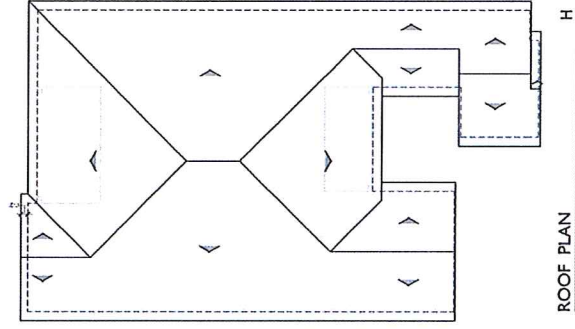


FRONT

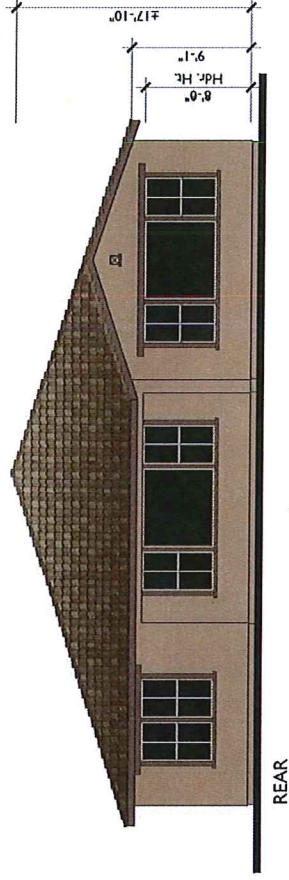
H - RANCH HACIENDA

**MATERIALS LEGEND:**

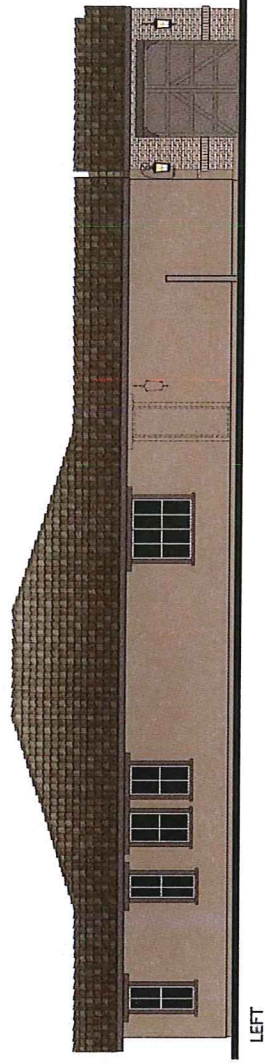
1. 3" TILE ROOF
2. FLAT LACE FINISH STUCCO
3. SAND FINISH STUCCO TRIM
4. 6X6 WOOD POST
5. 4X4 WOOD CORNER
6. EXPOSED WOOD BEAM
7. 4X6 SHAPED RAFTER TAILS
8. COMPOSITE TRIM W/ WOOD GRAIN
9. "CORONADO" ADOBE BRICK VENEER
10. DECORATIVE "X" BLOCK
11. DECORATIVE COMPOSITE SHUTTER
12. COMPOSITE GATE
13. DECORATIVE COMPOSITE POT SHELF
14. METAL ROLL-UP GARAGE DOOR



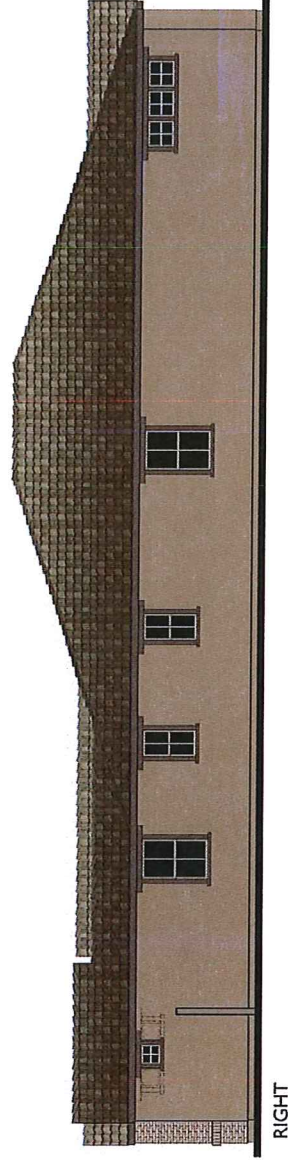
ROOF PLAN



REAR

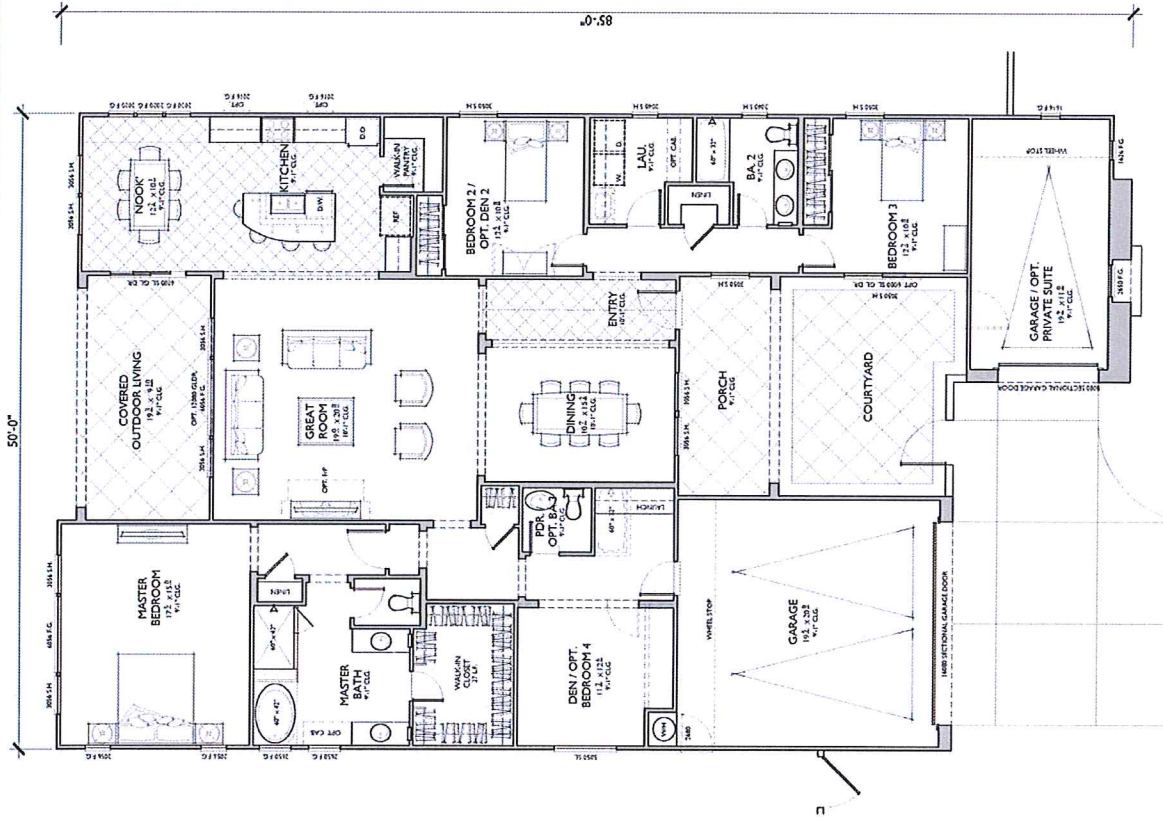


LEFT

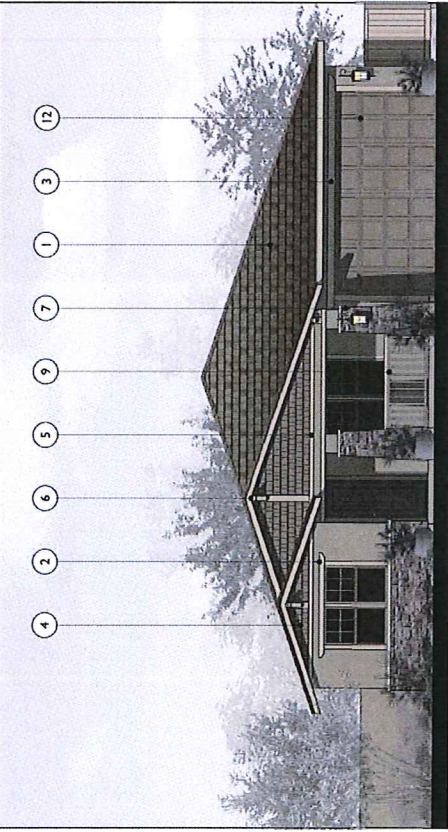


RIGHT

## 31





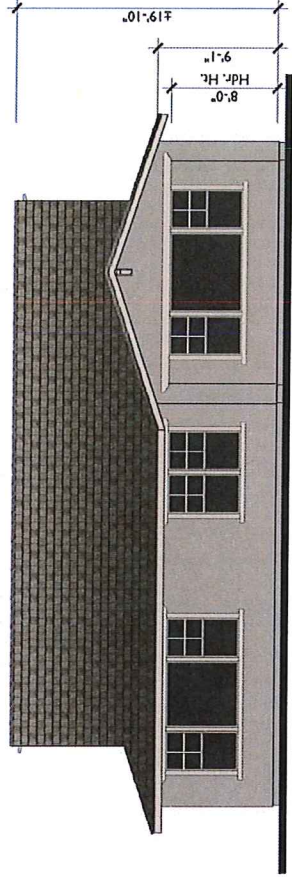
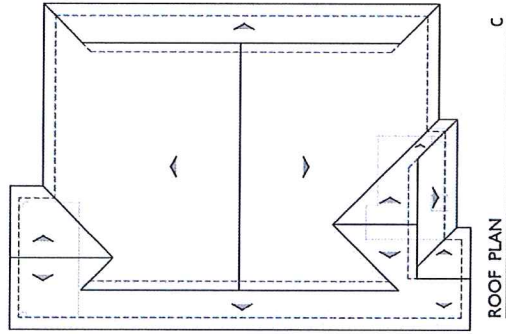


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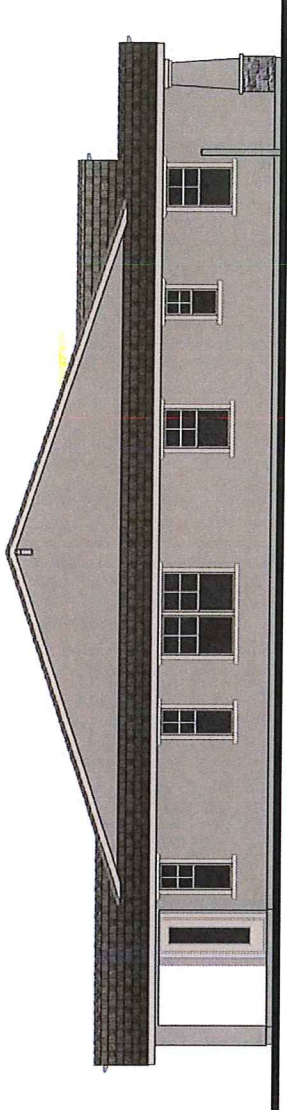
C - CRAFTSMAN

**MATERIALS LEGEND:**

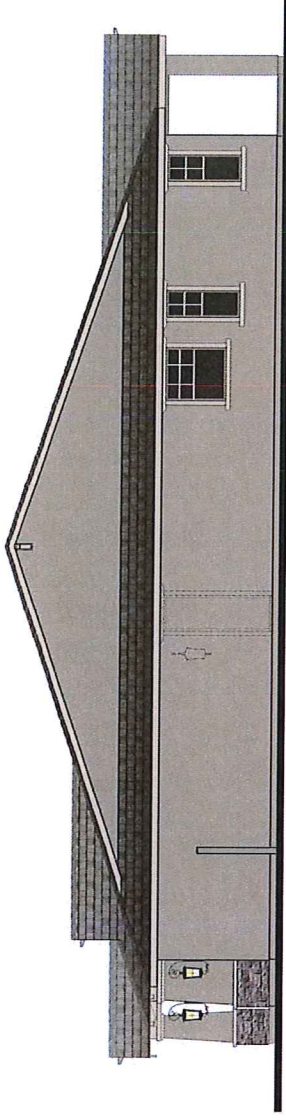
1. FLAT CONCRETE TILE ROOF
2. PLATE LACE FINISH STUCCO
3. 2" X 4" SHIP LAP SIDING
4. JAMES HARDIE® SHINGLE SIDING
5. COMPOSITE TRIM
6. 1" X 6" SHIP LAP SIDING
7. COUNTRY LEDGESTONE VENEER
8. STUCCO POT SHELF
9. 4" X 6" SHIP LAP SIDING
10. 4X4 BATTER TAILS
11. DECORATIVE COMPOSITE SHUTTER
12. METAL ROLL-UP GARAGE DOOR



REAR



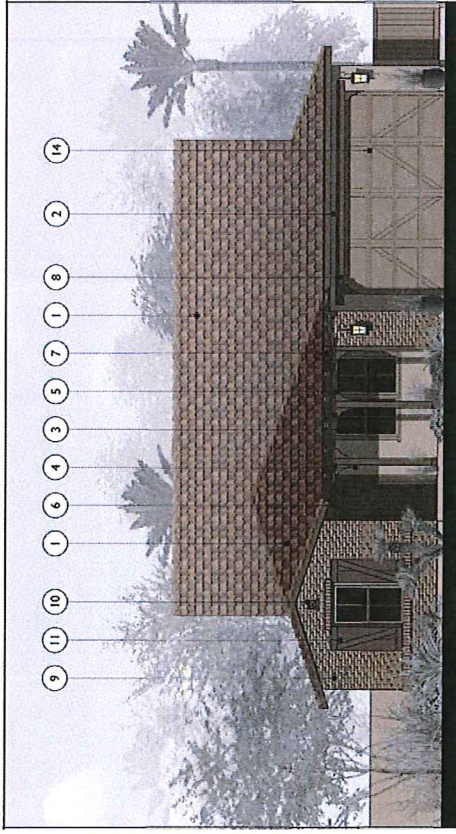
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RIGHT

5023 - ELEVATIONS & FLOOR PLANS



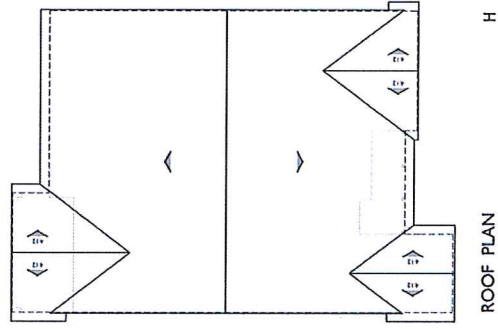


H - RANCH HACIENDA

FRONT

**MATERIALS LEGEND:**

1. 5" TILE ROOF
2. SAND FINISH STUCCO
3. SAND FINISH STUCCO TRIM
4. SAND FINISH STUCCO CORBEL
5. SHAPED WOOD CORBEL
6. EXPOSED WOOD BEAM
7. 4X4 SHAPED RAFTER TAILS
8. COMPOSITE TRIM W/ WOOD VENEER
9. "CORONADO" ADOBIE BRICK
10. DECORATIVE "X" BLOCK
11. DECORATIVE COMPOSITE
12. COMPOSITE GATE
13. DECORATIVE COMPOSITE POT SHELF
14. ROLL-UP GARAGE DOOR

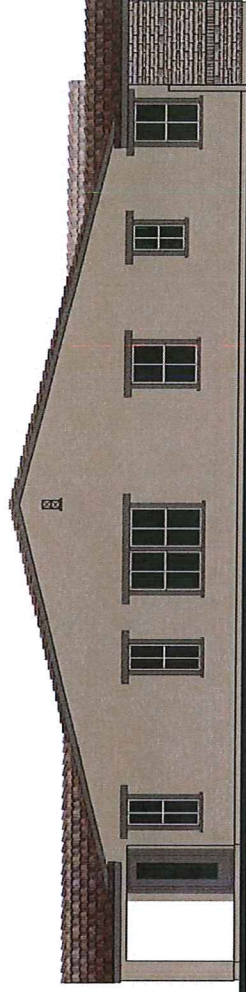


ROOF PLAN

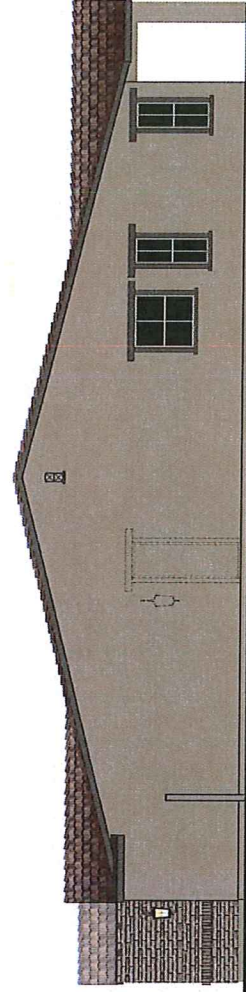
H



REAR



LEFT



RIGHT





**MEMORANDUM**

**Airport Memo No. AP17-011**

**DATE:** OCTOBER 14, 2016  
**TO:** JEFF KURTZ, PLANNING ADMINISTRATOR  
**FROM:** CHRIS ANDRES, AIRPORT ADMINISTRATOR. *CA*  
**SUBJECT:** AIRPORT CONFLICT EVALUATION  
DVR16-0020 ALTITUDE

At their October 12, 2016 meeting, the Chandler Airport Commission ("Commission") discussed the Area Plan Amendment, Rezoning, and Preliminary Development Plan request for the Altitude single family residential project located at the northwest corner of Cooper Road and Nightengale Lane.

Finding: The Commission determined the proposed development **constitutes a conflict** with existing or planned airport uses.

Conflict(s) Cited: The proposed development will more than double the density of single-family residential units and the site will experience aviation noise and vibration impact from fixed wing aircraft and helicopters in the normal airport traffic pattern.

Conflict Resolution(s): A non-residential use or retaining the current rural-residential density is the preferred corrective action. If the development is approved, physical and administrative corrective actions should be employed including, without limitation:

Physical corrective actions: (1) construction of all units built with noise attenuation construction materials and techniques to reduce the ambient interior noise levels to less than 45 decibels; (2) installation of at least one roadway-style sign at the site's entrance identifying the presence of low flying aircraft; (3) any aviation themed design elements must remain with the property and be maintained by the property owner or any homeowner's association.

Administrative corrective actions: (1) all prospective purchasers of property in the subdivision should be required to sign separate disclosure statements, acknowledging (i) the proximity to the Chandler Airport (including the heliport), and (ii) the potential for impact from aviation noise and vibrations; (2) all prospective purchasers of property should be required to sign the disclosure statements before a purchase contract is signed and again at the transaction closing; (3) dedication of an avigational easement to the City; (4) display of a large size map in the onsite

sales office identifying the Airport Impact Overlay District, the noise contours and overflight patterns as depicted in Exhibit 6A in the FAR Part 150 Noise Compatibility Study document as adopted by the Chandler City Council (Resolution No. 2950, 11-5-98), and the noise contours as identified in the Chandler Airpark Area Plan; (5) submittal of a signed affidavit and photograph of the prior referenced map display to the Zoning Administrator; (6) inclusion of an affirmative disclosure statement on the final plat; (7) inclusion of the physical and administrative corrective actions in the Subdivision Public Report that is submitted to the Arizona Department of Real Estate.

Commission Members in Attendance: Chairman Kelly McMullen, Dean Busk, Andrew Carroll, Sherri Koshiol, and Frank Nechvatal were in attendance. This attendance represented a quorum.

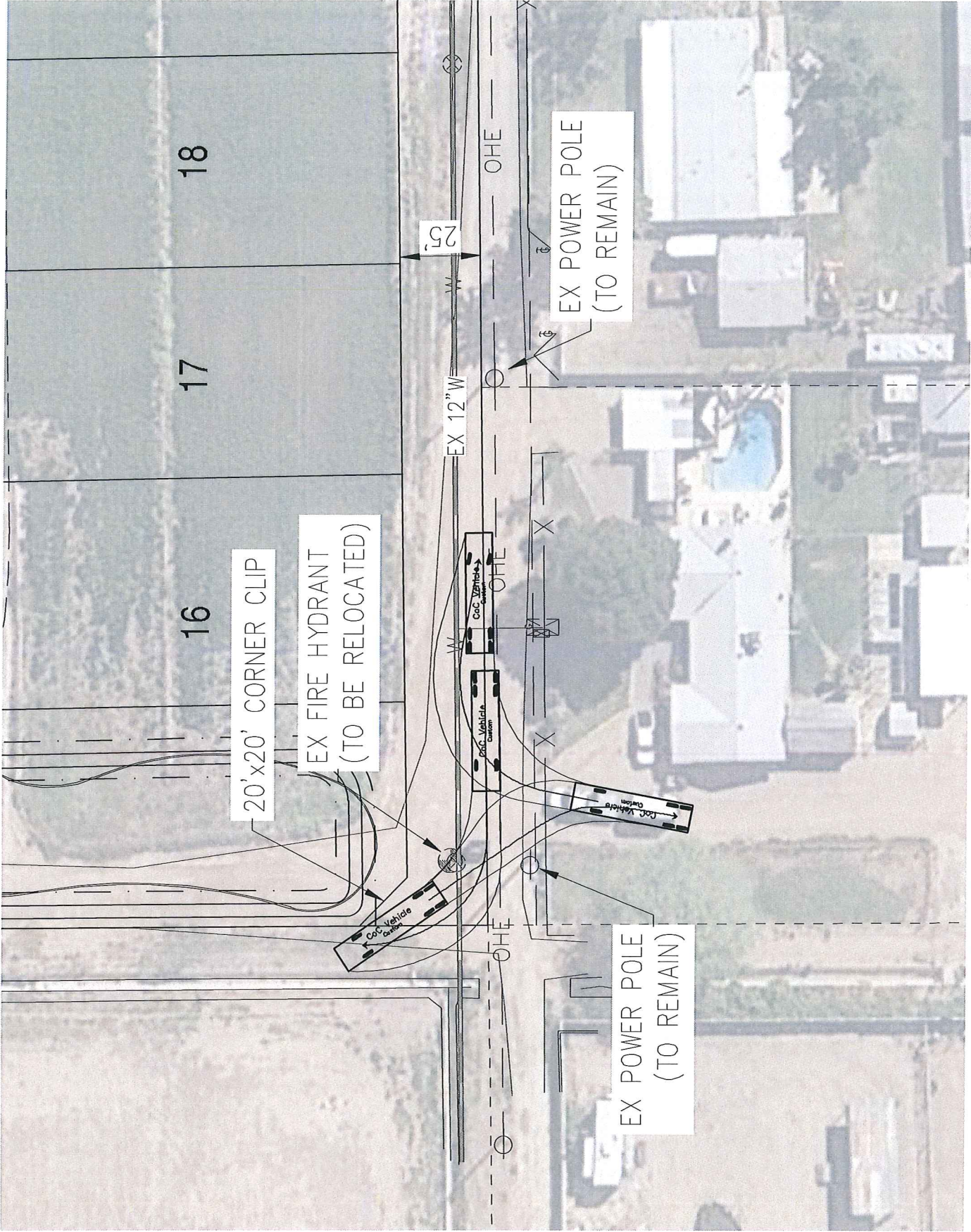
Per the Airport Conflicts Evaluation Process, the Commission voted 5-0 to forward a report to the Planning Administrator indicating the finding noted above.

Attached is a full copy of the Airport Conflict Evaluation for the above referenced project.

cc: Kevin Mayo, Planning Manager

Attachment: Airport Conflict Evaluation





16

17

18

20'x20' CORNER CLIP

EX FIRE HYDRANT  
(TO BE RELOCATED)

EX 12" W

25'

OHE

EX POWER POLE  
(TO REMAIN)

EX POWER POLE  
(TO REMAIN)

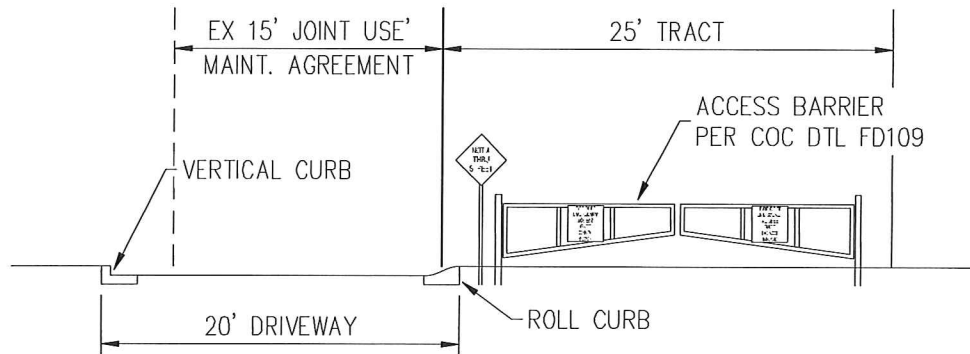
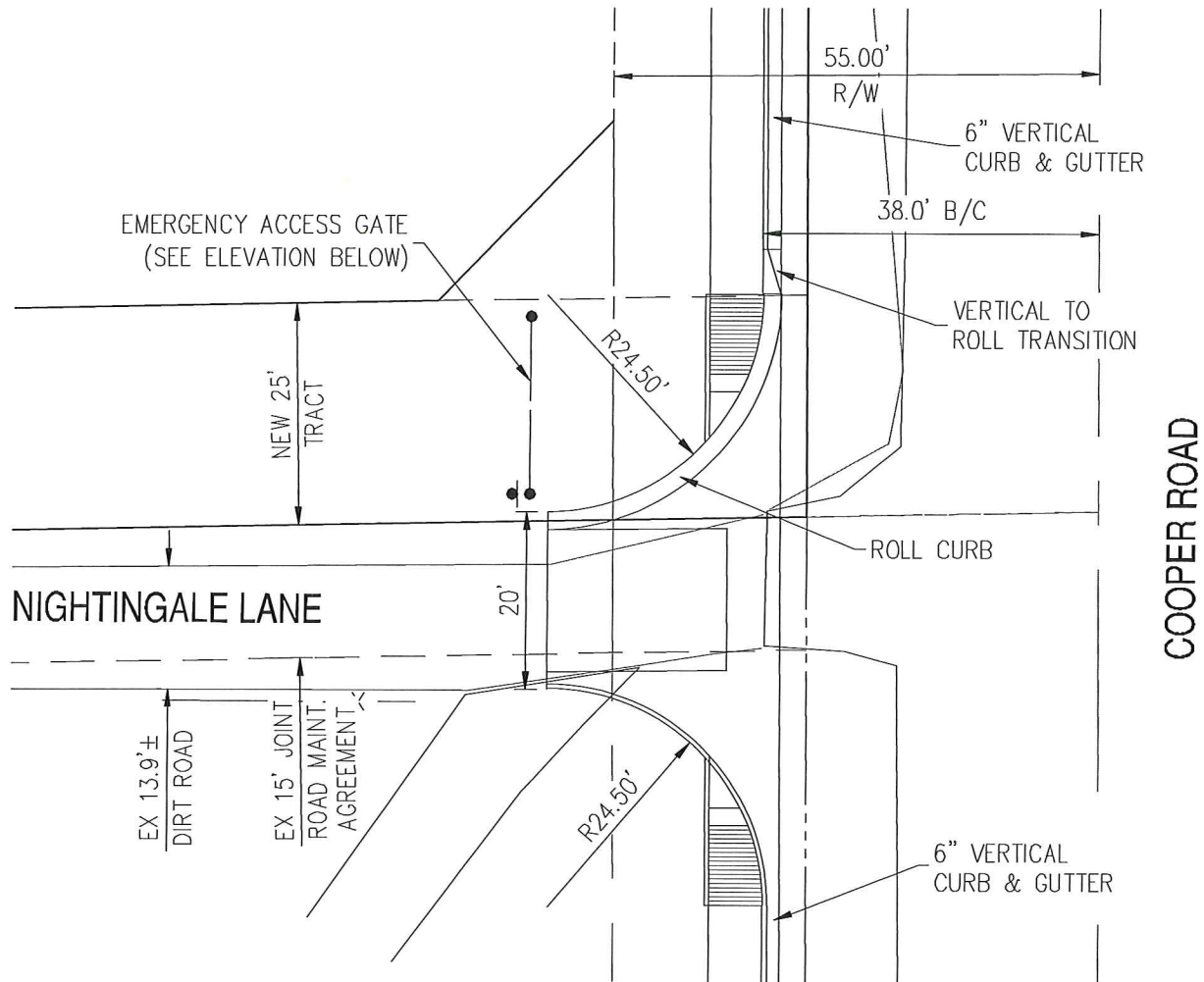
CoC Vehicle

CoC Vehicle

OHE

OHE

CoC Vehicle



**DRIVEWAY ELEVATION**

N.T.S.

**Bowman**  
CONSULTING

1295 West Washington Ste 108  
Tempe, Arizona 85281

Phone: (480) 629-8830  
www.bowmanconsulting.com

**Altitude**

Chandler, Arizona

**Driveway Exhibit**

JOB # 050258

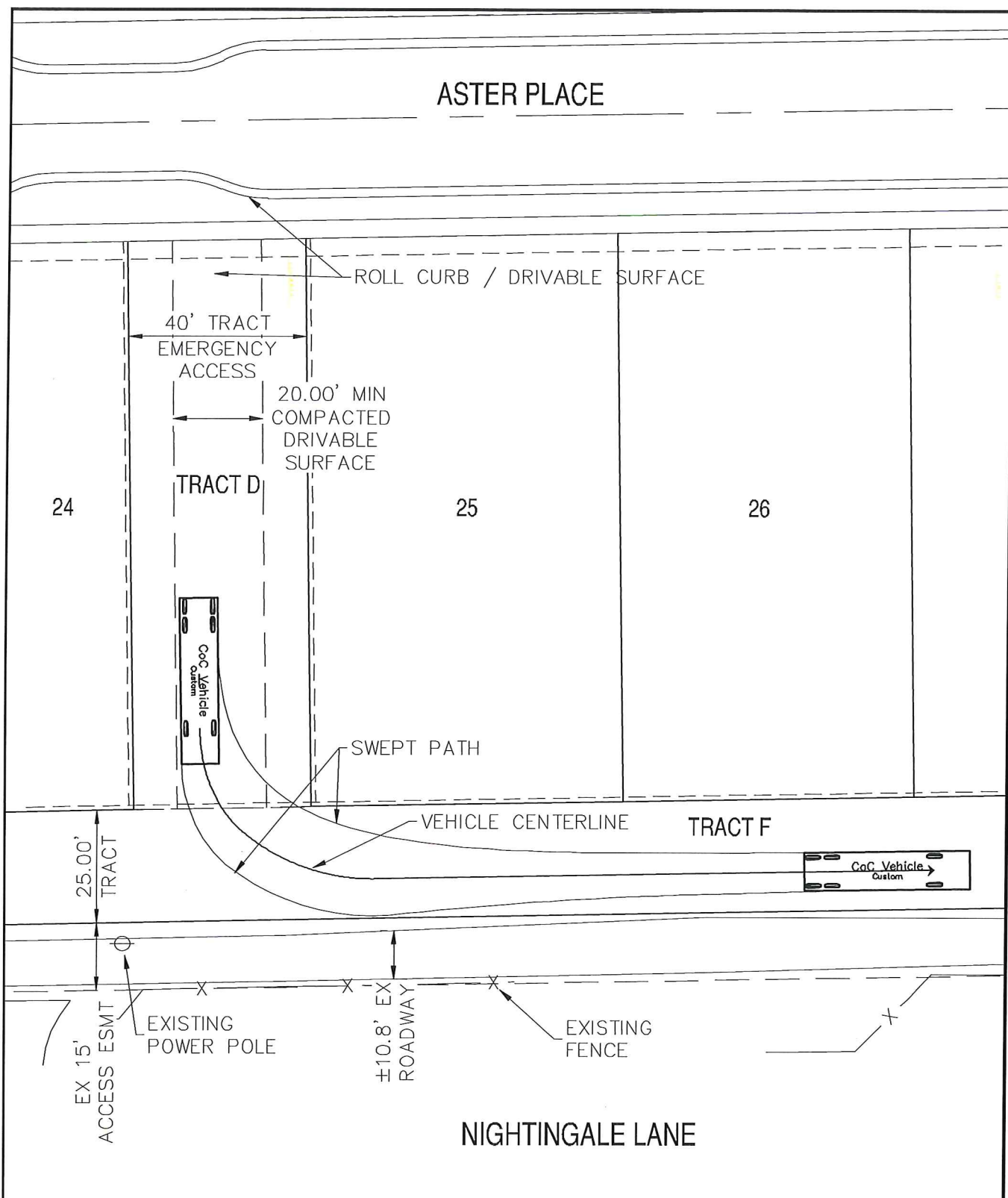
DATE 10/24/16

SCALE 1" = 20'

DRAWN skf

SHT 1 OF 1





**Bowman**  
CONSULTING

1295 West Washington Ste 108  
Tempe, Arizona 85281

Phone: (480) 629-8830  
www.bowmanconsulting.com

**Altitude**

Chandler, Arizona

**Emergency Access**

JOB # 050258

DATE 10/14/2016

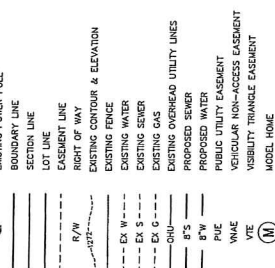
SCALE 1"=30'

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SHT 1 OF 1

CHANDLER, ARIZONA  
A PORTION OF THE NORTH EAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH,  
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

■	BRASS CAP FLUSH
□	MONUMENT AS NOTED
□	BRASS CAP IN HAND HOLE
○	SEWER MANHOLE
○	FIRE HYDRANT
●	WATER VALVE
↓	DRAINAGE FLOW DIRECTION
⊙	EXISTING GAS MANHOLE
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING SIGN
⊙	EXISTING ELECTRICAL PULL BOX
⊙	EXISTING TELEPHONE PEDestal
⊙	EXISTING GUY WIRE
⊙	EXISTING POWER POLE



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

ARJEL NO. 1;  
THE EAST 530 FEET OF THE SOUTH 105 OF THE SOUTH HALF OF THE  
SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH,  
RANGE 5 EAST OF THE CLIA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,  
EXCEPT THE EAST 33 FEET.

PARCEL NO. 2-  
THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST  
QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER  
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE EAST 550 FEET OF THE SOUTH 165 FEET THEREOF:

EXCEPT THE EAST 33 FEET.

NPIN: 303-42-0011, 303-42-0012, 303-42-0013

EXISTING ZONING	AG-1
PROPOSED ZONING	PA-1
PROPOSED LOT AREA: ACRE "X"	31.00
PROPOSED TOTAL SINGLE FAMILY LOTS:	10.05 ac
GROSS AREA:	9.04 ac
NET AREA:	8.04 ac
OPEN SPACE:	3.31 acres
DENSITY (per acre):	67.1525
MIN. LOT SIZE:	8,301.02 sf
MIN. LOT AREA:	8,301.02 sf
MAX. LOT AREA:	8,437.43 sf
AVERAGE LOT AREA:	
COORDINATE:	30°15'27" N
LONGITUDE:	

SEWER:	CITY OF CHANDLER
WATER:	CITY OF CHANDLER
ELECTRIC:	SALT RIVER PROJECT
TELEPHONE:	CENTURY LINK
CABLE:	COX COMMUNICATIONS
GAS:	SOUTHWEST GAS
RECLAIMED WATER:	CITY OF CHANDLER

1. THE IMPROVEMENTS SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGOING REQUIREMENT HAS BEEN SATISFIED.

2. THE IMPROVEMENTS SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED UNTIL THE OVERHEAD UTILITY LINE UNDERGOING REQUIREMENT HAS BEEN SATISFIED.

3. THE FINAL PLAN FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND THE CITY.

4. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGOING REQUIREMENT HAS BEEN SATISFIED.

5. THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED UNTIL AN AVIATION AGREEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C732M, DATED NOVEMBER 4, 2015 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"; AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

## ALTTTUDF

**ENGINEER**  
**BOWMAN CONSULTING**  
 1205 W. WASHINGTON ST., SUITE 108  
 TEMPE, AZ 05201  
 PH: .480.020.0020  
 CONTACT: JARED GARDNER

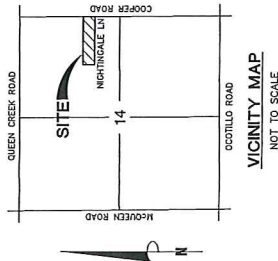
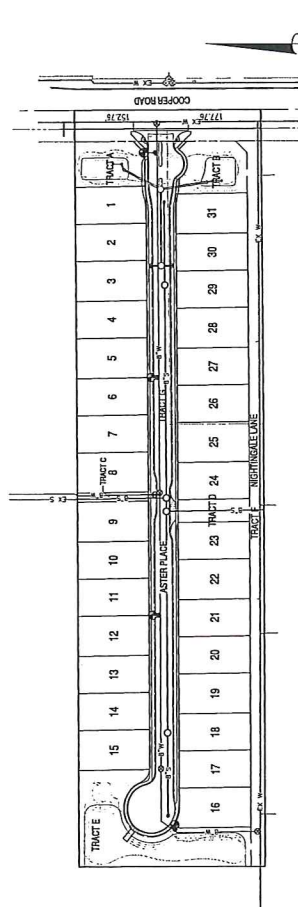
**OWNER**  
**CALALANTIC HOMES**  
 800 W. ELIJAH, SUITE 101  
 GILBERT, AZ 05233  
 PH: .480.550.1216  
 CONTACT: CHRIS CLONTS

**BOWMAN CONSULTING**  
1295 W. WASHINGTON ST., SUITE 108  
TEMPE, AZ 85281  
PH: 480.020.8030  
CONTACT: JARED GARDNER

NORTH 00°24'41" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER SECTION 14, T.2S.-R.5E., G.&S.R.&M., ACCORDING TO BOOK 589 OF MAPS, PAGE 48 AND BOOK 822 OF MAPS, PAGE 5 M.C.R.

CITY OF CHANDLER #42  
SECTION 12, T2S, R1E, 0.45 N.B.M., 3<sup>rd</sup> CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH,  
250' NORTH OF INTERSECTION OF QUEEN CREEK ROAD AND COOPER ROAD; 23' EAST OF  
EDGE OF PAVEMENT  
NORTHING: 823412.905  
EASTING: 733727.253  
ELEVATION: 1239.57 (NAVD 88)

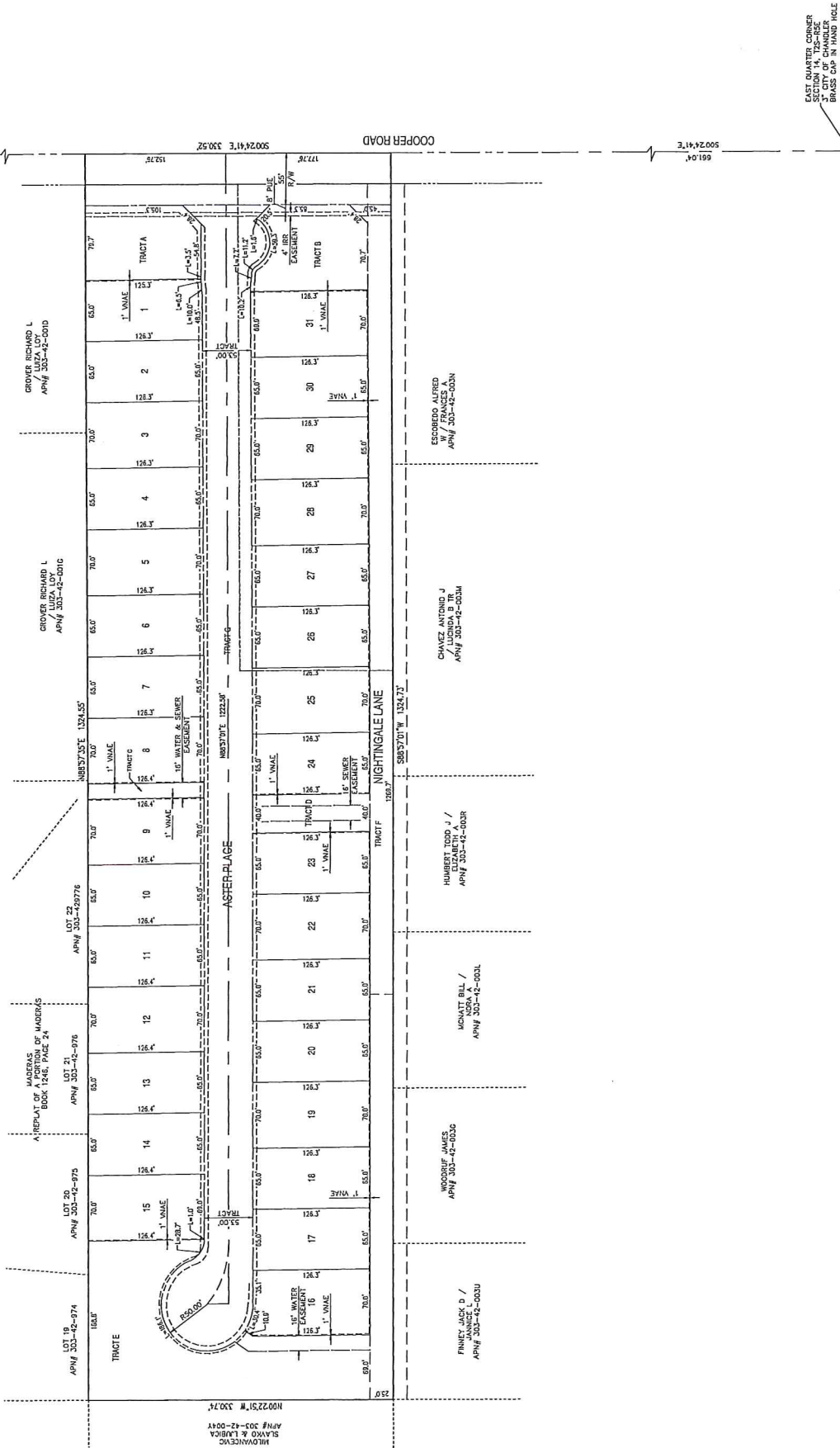
**KEY MAP**  
1"=100'







0' 25' 50' 100'  
GRAPHIC SCALE  
1" = 50'



QUEEN CREEK ROAD  
NORTHWEST CORNER  
EAST QUARTER CORNER  
3" CITY OF CHANDLER  
BRASS CAP FLUSH

MARKWOOD DRIVE

NORTHWEST CORNER  
SOUTHEAST QUARTER  
EAST QUARTER  
3" CITY OF CHANDLER  
BRASS CAP FLUSH

GROVER RICHARD L  
APN# 303-42-0010

MADERAS OF MADERAS  
ATRENTAT OF MADERAS  
BOOK 124E, PAGE 24

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